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 Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6435 PROJECT NO. R2008-00549-(4) PLAN AMENDMENT NO. 200800004	MEETING DATE 9/29/2010 6:30 PM		AGENDA ITEM
	RPC CONSENT DATE		CONTINUE TO
APPLICANT Canyons Apartments, LLC	OWNER Southlands Church International	REPRESENTATIVE Latham & Watkins, LLP	
PROPOSAL To consider the initiation of a plan amendment to the Rowland Heights Community Plan, to create a new land use plan category which would allow a density of 36 to 50 dwelling units per acre.			
REQUIRED ENTITLEMENTS An authorized plan amendment to create a new land use plan category, pursuant to Sec. 22.16.170.			
SUBJECT PROPERTY 1920 Brea Canyon Cut-Off Rd., Rowland Heights			
DESCRIPTION The subject property is currently developed with a school and church. The property is currently located in the U1 – Urban 1 category, which allows up to 3.2 dwelling units per acre maximum. The Rowland Heights Community Plan currently provides for 5 categories of residential density. The current maximum density permitted in the plan area is U5 (22.1 to 35 units per acre maximum). The applicant proposes to create a new land use category, which would allow a density of 36 to 50 dwelling units per acre. If the plan amendment is approved, this would enable the applicant to seek additional entitlements to develop the property with a maximum of 775 apartment dwelling units.			
ACCESS South of Colima Rd. on Brea Canyon Cut-off Rd.		ZONED DISTRICT San Jose	
ASSESSORS PARCEL NUMBERS 8764-001-131, 8764-001-132		COMMUNITY Rowland Heights	
SIZE 15.7 acres		COMMUNITY STANDARDS DISTRICT Rowland Heights Community Standards District	
	EXISTING LAND USE	EXISTING ZONING	
Project Site	School, Church	A-1-20,000	
North	Commercial, Residential	CPD; C-2-BE; R-1-8,500; A-1-1	
East	Residential, Golf Course	A-1-1, R-1-8500; RPD-10,000-13U	
South	Residential	RPD-1000-13U; R-1-12,000-DP	
West	Commercial, Residential	R-1-12,000-DP; A-1-10,000, R-1-7,500; R-1-6,000; C-2-BE	
GENERAL PLAN / COMMUNITY PLAN Rowland Heights Community Plan	LAND USE DESIGNATION U1 – Urban 1 (1.1 to 3.2 units per acre max.)	CURRENT MAXIMUM DENSITY 50 dwelling units	
ENVIRONMENTAL DETERMINATION: Environmental Impact Report (EIR)			
RPC LAST MEETING ACTION SUMMARY			
LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING	
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT	
TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS			
STAFF CONTACT PERSON: Phillip Estes (pestes@planning.lacounty.gov)			
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION	
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING	
STAFF RECOMMENDATION (PRIOR TO HEARING):			
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)	

*(O) = Opponents (F) = In Favor